

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Development Review**

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## **Development Review Committee Meeting** **March 6, 2006**

### **Members Present-**

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Skip Lukert-Building Official, Keith Hunter-Environmental Health, Mike Springstead-Springstead Engineering, Dale Parrett-Public Works, Dan Hickey-Fire Services, Barry Ginn-Ginn Engineering, Marie Keenum-911 Coordinator, Dave Davis-Attorney, and Alysia Akins-Secretary.

The meeting convened at 2:00 pm.

### **Approval of Minutes-**

Mrs. Keenum made a motion to approve the minutes from February 20, 2006. Mrs. Webb seconded the motion and the motion carried.

Mrs. Rogers discussed the format of the meeting and ways the committee could make the meeting more accessible to those who listen to the taped record. Mrs. Rogers reminded the Committee the “tape” version of the DRC meetings includes much more information than the written minutes. Mrs. Rogers requested each member introduce themselves and state the department they represent at each meeting and be more specific when requesting things from the applicants.

### **NEW BUSINESS:**

#### **Jumper Creek Manor – Final Plat Review**

Richard Brown, Horizon Homes, and David McKean, McKean and Associates, Inc., were present and requesting final plat approval to develop a 42-lot/4-block/7-tract subdivision. Mrs. Rogers discussed the PUD zoning and open space requirements. Tracts 1 and 2 need to be indicated as open space. Tract 7 needs to be indicated as open space also, along with being designated as reserved by the developer. All tracts designated for commercial purposes need to be changed to utility purposes. Mrs. Webb asked Mr. Davis if there were any comments regarding the Letter of Credit, in which there were not. Current issues with C-48 were discussed and any approvals will be subject to Public Works satisfaction of C-48 corrections. Mrs. Webb will review the rezoning order to determine all conditions of approval are being met. Mrs. Keenum advised the applicant to contact Public Works regarding addressing. Mr. Lukert asked if Fire Services had any comments, in which they did not. Mr. Lukert advised the applicant to coordinate with him regarding a master plan permit for model homes. Mr. Davis discussed the private road maintenance language required on the plat. Mr. Hunter and Mr. Ginn had no comments. Mr. Parrett informed the applicant what types of materials were required for the C-48 road corrections.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the mylar, along with all corrections being made to C-48 prior to recording the final plat. Mrs. Keenum seconded the motion and the motion carried.

**Dollar General Store – Major Development – Engineering Review**

Angie Cruce, RW Meissner and Associates, Inc., and Hugh Elliott, Pinhook Investments, were present and requesting engineering approval to construct an 8555 square foot retail store. Mr. Ginn discussed the number of parking spaces and the approved variance due to additional space needed for septic. Data had been submitted by the applicant showing the proposed parking would be sufficient. The sales/retail area size was discussed. Mr. Parrett had no comments.

Mr. Ginn moved to approve the engineering plans. Mr. Parrett seconded the motion and the motion carried.

**VOS: Keystone Villas – Major Development – Engineering Review**

Chris Germana, Kimley-Horn and Associates, Inc., was present to develop a 61-unit subdivision. Mr. Springstead had no comments.

Mr. Springstead moved to approve the engineering plans. Mr. Parrett seconded the motion and the motion carried.

**VOS: Charter High School/Bleacher Expansion – Major Development – Preliminary and Engineering Plan Review**

Jeff Head, Farner Barley and Associates, Inc., was present to construct sidewalk and bleacher expansions. The existing area will be expanded and additional parking area will be accommodated. Mrs. Webb and Mrs. Keenum had no comments. Mr. Lukert asked about the additional seating area and existing bathroom facilities. Mr. Davis, Mr. Hunter, and Mr. Hickey had no comments. Mr. Springstead discussed the existing and proposed ramps. A separate access will be provided under the expansion. Bleacher plans showing the trench detail was requested. Structural drawings for the bleachers will be submitted to the building department. Handicapped access was discussed. The slab construction for bleacher support was discussed.

Mr. Springstead moved to approve the preliminary and engineering plans, subject to revised plans being submitted addressing all comments. Mrs. Webb seconded the motion and the motion carried.

**VOS: Walgreens – Major Development – Preliminary and Engineering Review**

Mrs. Webb informed the Committee the project engineer had requested this be tabled until the March 13, 2006, meeting due to additional materials needing to be submitted.

Mrs. Webb moved to table the preliminary and engineering review until the March 13, 2006, meeting as requested by the applicant. Mrs. Keenum seconded the motion and the motion carried.

Tommy Hurst, Public Works Director, arrived at 2:45 PM and participated in the below discussion.

**Eric Kelly, Land Development Code consultant**

Eric Kelly, Duncan Associates, was present to discuss revisions and updates to the current Land Development Code. Mrs. Rogers informed the Committee Mr. Kelly will also meet with the Zoning and Adjustment Board. The first draft of proposed changes was submitted and copies were delivered to each committee member for their review. The purpose of the first draft was to outline major parameters. A revised final draft will be submitted within the month. Mr. Kelly requested the committee members inform him of any information missing from the first draft. Mrs. Rogers discussed existing road issues regarding widths, swales, and curb and gutter design. Public improvement standards were discussed. The Committee discussed annexed properties needing to match city standards. Drainage swales and industrial parks with no sidewalks were discussed. Mr. Ginn suggested using Florida Department of Transportation standards for road types and classifications. Urban expansion areas, road profiles, and cross-sections were discussed. Road impact and concurrency issues were discussed. Interlocal agreements were also discussed. Emergency access for old unrecorded plats was discussed. Mr. Kelly informed the committee members they need flexibility regarding site plan requirements. Non-conforming issues, landscaping areas, and zoning districts were discussed. Levels of review were also discussed. Driveway distances were discussed regarding schematics, roadway classifications, and designations. The revised land development code will provide graphics.

The next meeting is scheduled for March 13, 2006.

Mrs. Keenum moved to adjourn. Mrs. Webb seconded the motion and the motion carried. Meeting adjourned at 3:20 pm.